

ORDINANCE NO. 2001-38-CM

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN
REAL ESTATE FROM A TO GB**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF TIPPECANOE, INDIANA;

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance not a part of the unified county code, is hereby amended to rezone the following described real estate situated in Perry Township, Tippecanoe County, Indiana, to-wit:

A part of the west half of the northwest fractional quarter of Section Thirty (30), Township Twenty-three (23) North, Range Three (3) West, described as follows, to-wit: Beginning at a point on the south right of way line of Indiana State Road #26, said point being one hundred sixty (160) feet east and forty (40) feet south of the northwest corner of the west half of the northwest fractional quarter of Section Thirty (30) in Township Twenty-three (23) North, Range Three (3) West; thence North 89° East on and along said right of way line one hundred twenty (120) feet; thence South 01° West two hundred fifty (250) feet; thence South 89° West one hundred twenty (120) feet; thence North 01° East two hundred fifty (250) feet to the place of beginning, containing 0.68 acre, more or less.

ALSO, A part of the west half of the northwest quarter of Section Thirty (30), Township Twenty-three (23) North, Range Three (3) West in Perry Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit: Commencing at the northwest corner of the northwest quarter of Section 30-23-3; thence South 00°-00'-00" West along the west line of said quarter section, a distance of 75.01 feet to the point of beginning of the herein described tract; thence North 89°-10'-38" East and parallel with the north line of said quarter section a distance of 160.00 feet; thence South 00°-00'-00" West and parallel with the west line of said quarter section a distance of 214.99 feet; thence North 89°-10'-38" East and parallel with said north line a distance of 186.70 feet; thence South 00°-00'-00" West and parallel with said west line a distance of 200.00 feet; thence south 89°-10'-38" West and parallel with said north line a distance of 346.70 feet to a point on the west line of the quarter section; thence North 00°-00'-00" East along said west line a distance of 414.99 feet to the point of beginning, containing 2.382 acres.

ALSO A part of the west half of the northwest quarter of Section Thirty (30), Township Twenty-three (23) North, Range Three (3) West, Perry Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit: Beginning at the northwest corner of the northwest quarter of Section 30-23-3; thence North 89°-10'-38" East along the north line of said quarter section a distance of 160.00 feet; thence south 00°-00'-00" West parallel with the west line of said quarter section a distance of 75.01 feet; thence South 89°-10'-38" West parallel with said north line a distance of 160.00 feet to said west line; thence North 00°-00'-00" East along said west line a distance of 75.01 feet to the point of beginning, containing 0.275 acre. ALSO, A part of the northwest quarter of Section 30, Township 23 North, Range 3 West of the Second Principal Meridian in Perry Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit: Commencing at the northwest corner of the northwest quarter of Section 30-23-3, said corner being marked by a P.K. nail; thence North 89°-10'-46" East along the north line of said quarter section a distance of 160.00 feet to the point of beginning of the herein described tract; thence North 89°-10'-46" East along said north line a distance of 120.00 feet; thence South 00°-00'-00" West, parallel with the west line of said quarter section, a distance of 34.42 feet to a capped rebar at the northeast corner of a tract of land described in Deed Book 288, Page 76, in the Office of the Recorder of Tippecanoe County, Indiana; thence South 88°-02'-02" West along the north line of said tract a distance of 120.06 feet to the northwest corner of said tract; thence North 00°-00'-00" West, parallel with the west line of said quarter section a distance of 36.82 feet to the point of beginning, containing 0.098 acre.

ALSO, A part of the northwest quarter of Section 30, Township 23 North, Range 3 West of the Second Principal Meridian in Perry Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit: Commencing at a P.K. nail in the center of C.R. 500 East at the southwest corner of the northwest quarter of Section 30, Township 23 North, Range 3 West; thence North 00°-00'-00" East along the west line of said quarter a distance of 2169.37 feet to a P.K. nail at the southeast corner of Walter and Carolyn Fassnacht as described in Instrument 8902038; thence along the south line of said Fassnacht North 89°-10'-46" East a distance of 280.00 feet to the southwest corner the tract of Mary Fassnacht as described in Instrument No. 8902040; thence parallel with said west line and in part along the west line of Mary Fassnacht North 00°-00'-00" East a distance of 200.00 feet to the northwestern corner of Mary Fassnacht and the point of beginning

of the herein described tract; thence along said Walter and Carolyn Fassnacht South 89°-10'-46" West a distance of 120.00 feet; thence along said Walter and Carolyn Fassnacht North 00°-00'-00" West a distance of 3.18 feet to the south line of the land of Walter and Carolyn Fassnacht as described in Deed Record Book 288, Page 76; thence along said south line North 88°-02'-02" East a distance of 120.06 feet to a Fisher capped rebar; thence South 00°-00'-00" East a distance of 5.58 feet to the point of beginning, containing 0.012 acres.

EXCEPTING THEREFROM A part of the west half of the northwest quarter of Section Thirty (30), Township Twenty-three (23) North, Range Three (3) West, Perry Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit: Commencing at the northwest corner of the northwest quarter of Section 30-23-3; thence South 00°-00'-00" West along the west line of said quarter section a distance of 290.00 feet; thence North 89°-10'-38" East parallel with the north line of said quarter section a distance of 280.00 feet to the point of beginning of the herein described tract; thence North 89°-10'-38" East parallel with said north line a distance of 66.70 feet; thence South 00°-00'-00" West parallel with said west line a distance of 200.00 feet; thence South 89°10'-38" West parallel with said north line a distance of 66.70 feet; thence North 00°-00'00" East parallel with said west line a distance of 200.00 feet to the point of beginning, containing 0.306 acre.

Section 2. The real estate described above should be and the same is hereby rezoned from A to GB.

Section 3. This ordinance shall be in full force and effect from and after its passage.

(Adopted and Passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this 5th day of November, 2001.

VOTE:

No

Ruth E. Shedd, President

No

John L. Knochel, Vice President

No

KD Benson, Member

ATTEST:

Robert A. Plantenga, Auditor